

The Special/Study Meeting of the Troy City Planning Commission was called to order by Chairman Littman at 7:30 p.m. on December 2, 2003, in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:

Gary Chamberlain
Dennis A. Kramer
Lawrence Littman
Robert Schultz
Walter Storrs
Thomas Strat
Mark J. Vleck
David T. Waller
Wayne Wright

Also Present:

Mark F. Miller, Planning Director
Brent Savidant, Principal Planner
Allan Motzny, Assistant City Attorney
Amalfi Parker, Student Representative (arrived 7:45 p.m.)
Kathy Czarnecki, Recording Secretary

Allan Motzny introduced himself. The Commission welcomed him.

2. MINUTES

October 28, 2003 Planning Commission Joint Meeting with City Council

Mr. Waller questioned the wording of bullet #5 (i.e., authorization) listed under the *Options* for the *Issue Maintain Culture of Professionalism* on page 4.

A brief discussion followed with respect to the Planning Commission's intent of the option. It was the consensus of the Commission to confirm (1) the wording and its designation on the board at the meeting, and (2) the City Council's approval of the minutes as published.

Resolution # PC-2003-12-058

Moved by: Littman

Seconded by: Wright

RESOLVED, To table the October 28, 2003 Joint City Council/Planning Commission Meeting minutes to the December 9, 2003 Regular Meeting.

Yes: Littman, Kramer, Schultz, Storrs, Strat, Vleck, Waller, Wright

No: None

Abstain: Chamberlain

MOTION CARRIED

November 4, 2003 Special/Study Meeting

Mr. Waller requested that on Page 7, Item 14, *Selection of Representatives to the Tri-Party Interest Based Bargaining Sub-committee*, be inclusive of his comments as follows:

“Mr. Waller stated that some thought should be put into how the sub-committee should be organized and its processes and its bylaws should be documented; i.e., committee name, legal opinion.”

Resolution # PC-2003-12-059

Moved by: Schultz

Seconded by: Vleck

RESOLVED, To approve the November 4, 2003 Special/Study Meeting minutes as corrected.

Yes: Kramer, Schultz, Storrs, Strat, Vleck, Waller

No: None

Abstain: Chamberlain, Littman, Wright

MOTION CARRIEDNovember 11, 2003 Regular Meeting

Mr. Storrs requested the following revisions.

Page 6, Item 4, Proposed Rezoning (Z-597D), replace paragraph 6 with the following:

“Mr. Storrs indicated to the petitioner that he was personally aware of residents coming forward and requesting additional condominiums in Troy so that empty nesters could remain in Troy close to family and not have to be burdened with external maintenance. He then asked the petitioner what rationale he had that said the area needed additional B-2 zoning. The petitioner did not have a response.”

Page 15, Item 10, Site Plan Review (SP 216-B) for Maggiano's Restaurant, insert the following paragraph as discussion on the final motion:

“Mr. Storrs asked the petitioner if the motion on the floor would fulfill his needs. The petitioner responded affirmatively.”

Resolution # PC-2003-12-060

Moved by: Storrs

Seconded by: Littman

RESOLVED, To approve the November 11, 2003 Regular Meeting minutes as corrected.

Yes: Littman, Kramer, Schultz, Storrs, Strat, Vleck, Waller
No: None
Abstain: Chamberlain, Wright

MOTION CARRIED

3. PUBLIC COMMENTS

There was no one present who wished to speak.

4. PLANNING AND ZONING REPORT

Mr. Miller reported on the following items.

- *CN Railroad Pedestrian Crossing Study* – At their December 1, 2003 meeting, City Council authorized Hubbell, Roth & Clark to conduct a feasibility study with respect to providing an overpass or underpass for pedestrian access to the proposed train station on the west side of the railroad tracks near the southwest corner of Maple and Coolidge (Mid-Town Square).

The Commission discussed the City of Birmingham's "rail district", the type of pedestrian access, the area's walkability, the parking deck referenced at the Maple Road bus tour, grant possibilities, and other considerations related to the railroad pedestrian crossing. Mr. Miller said he would attempt to obtain more information on this matter and also confirm the acreage of land involved.

- *Future Planning Commission Special/Study Meeting* – Mr. Miller will schedule Real Estate & Development Director Doug Smith to provide an updated development report.
- *January 6, 2003 Special/Study Session* – Michelle Hodges, President, Chamber of Commerce, is scheduled to attend the January 6, 2003 Special/Study Meeting to present the Troy Chamber of Commerce's position on the Civic Center Development and Regional Conference Facility.
- *Lord & Taylor Site Plan at Oakland Mall (SP 38-E)* – The revised site plan was provided for the Commission's review. The petitioner, per the conditions of site plan approval, redesigned the parking lot, provided sidewalks per approval of the City Engineer, and is proceeding with a traffic study. Mr. Miller will confirm with the Traffic Engineer the parameters of the traffic study and provide details and copies of the traffic study to the Planning Commission.
- *Height Limits for Amateur Radio Antennas (ZOTA 180)* – City Council has directed the City Management to draft a Zoning Ordinance Text Amendment for the December 15, 2003 Regular City Council Meeting that would permit amateur radio antenna support structures up to a height of 75 feet. Four conditions to

City Council's resolution were discussed with respect to the requirement of bonds for licensed radio operators, the determination of setbacks, and the applicability to accessory and/or main structures.

- *Parking Requirements (ZOTA 198)* – At their November 24, 2003 Regular Meeting, City Council approved zoning text amendments to the parking requirements. The sharing of joint parking and land banking amendments were approved, as recommended by the Planning Commission. Mr. Miller highlighted the changes adopted by City Council. A public hearing notification was mailed to all non-residential property owners, apartments and condominiums. The Planning Department is available to review parking requirements further (i.e., guest parking, parking for larger uses, etc.) should the Commission feel it is appropriate.
- *Sterling Corporate Center (PUD #002)* – The PUD received preliminary approval by City Council at their November 24, 2003 meeting. Chairman Littman commended the Commission for a job well done.
- *Michigan Society of Planning 2004 Annual Conference* – Mr. Miller asked that any Planning Commissioner who has an interest in a panel presentation on Planned Unit Developments at the next annual MSP conference to contact him.
- *Wyngate Subdivision* – Wyngate Subdivision received tentative preliminary plat approval by City Council at their November 24, 2003 meeting.
- *Michigan Economic Development Corporation (MEDC)* – City Manager John Szerlag and State Senator Shirley Johnson have arranged to meet with the MEDC to discuss the funding sources for the conference center.
- *Commercial Vehicles (M-1 Zoning District)* – At their December 1, 2003 meeting, City Council directed City Management and the Planning Commission to draft a text amendment allowing up to 500 outside storage spaces in M-1 districts. Mr. Miller said City Council is trying to (1) cut down their time on commercial appeals and (2) make it easier for residents to store commercial vehicles.

The Commission discussed at length the current available space, use of commercial vehicle storage by non-residents, disbursement of locations throughout the City, parking necessity at the storage locations, and fencing and security of the area.

- *Tri-Party Interest Based Committee* – The consensus of the Commission is to postpone this matter until a legal opinion is rendered by the City Attorney with respect to the creation of sub-committees by City Council. Mr. Motzny will check on the status of the legal opinion.

- *Planning Commission Representation at City Council Public Hearings* – City Council public hearings will be placed on Planning Commission agendas, at which time the Commission can represent their opinion.
- *Isso Rezoning Request for a Gas Station (Z-686) located on the northwest corner of Wattles and Dequindre Roads* – Mr. Motzny announced the lawsuit on this matter has been dismissed with prejudice.

5. BOARD OF ZONING APPEALS REPORT

Mr. Kramer reported there were no significant matters heard at the November 18, 2003 meeting of the Board of Zoning Appeals.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

Mr. Miller reported on the following items discussed at the November 19, 2003 Downtown Development Authority meeting.

- *Big Beaver Road Landscaping and Grading* – The DDA feels strongly that all landscaping along the Big Beaver Road corridor should be top-notch (“Disneyland-like”). The Planning Commission discussed briefly the selection process of landscape contractors. The Planning Department will provide to Mr. Strat a map designating the DDA boundary.
- *PUD Sterling Corporate Center* – A presentation of the Sterling Corporate Center PUD was given to the DDA by Mr. Miller.
- *Urban Design along Big Beaver Road* – The DDA is requesting City Management to come forward with an urban design for the Big Beaver Road corridor in an effort to formalize future urban changes along Big Beaver Road and to create a landscaping concept.

Ho, Ho, Ho – An unexpected visit was made by Kris Kringle of the North Pole. Mr. Kringle wished everyone a very merry holiday.

- *Detroit Crains Article* – The October 17, 2003 article referencing Oakland County funding support for projects was distributed.
- *Public Comments* – Public comment made by Mr. Chamberlain referenced (1) evergreens and trees that are overgrown after 10 years are a danger and hazard to pedestrian walkways; (2) gateway signage; and (3) the DDA’s active participation in the review and potential revamping of the PUD ordinance language.

- *Ford Motor Company Conference and Event Center in Dearborn* – The City Council accepted the invitation from DDA Chairman to visit the Ford Motor Company Conference Center in June 2004.

7. SUB-COMMITTEE REPORTS

CR-1

After a final review of the draft language by committee members, the final proposed text ordinance language will be provided for the January 6, 2003 Special/Study Meeting. Mr. Miller said the Legal Department has provided its comments and he anticipates getting comments from City management prior to going to public hearing.

Tree Preservation / Landscaping / Walls

Mr. Savidant said there is nothing new to report.

Gateway / Beautification

Mr. Savidant displayed the Gateway Concepts A and B, designed by a landscape architect from Professional Engineers Associates, that were forwarded to the Parks & Recreation Director for review and comments. Mr. Savidant reported that the Parks & Recreation Director, Carol Anderson, is not in favor of either concept. Ms. Anderson also questioned the financing aspect of providing gateway signage for the City. Mr. Savidant clarified that the gateway signage is a part of the approval process of two proposed Planned Unit Development projects and financing the signage should not be a consideration.

Discussion followed with respect to the actual designs and the responsibility of final approval of the design.

Mr. Strat commented that the design concepts are amateurish with no related theme to the City. He said the design concepts are not representative of the "City of Tomorrow Today".

Resolution # PC-2003-12-061

Moved by: Chamberlain

Seconded by: Waller

RESOLVED, To forward Gateway Concepts A and B to the City Council for review at its December 15, 2003 Regular Meeting, with the explanation that the design comprises three parts (primary, secondary and tertiary) for all entrances of the City of Troy, that the gateway signage is to be completed in the future when funds become available from various sources, and that the timing for approval of the gateway signage is of extreme importance because of the impending Planned Unit Development projects and the Downtown Development Authority streetscape plan.

Yes: Chamberlain, Kramer, Littman, Storrs, Waller

No: Schultz, Strat, Vleck, Wright

MOTION CARRIED

Mr. Wright said both designs are horrible.

Mr. Schultz agreed and said he could not support sending the designs to anyone.

Mr. Strat suggested that the design could have been presented to local universities as a competition.

Mr. Vleck said he would have preferred to have seen the designs sooner so more time could have been given to coming up with an appropriate design.

Ms. Parker suggested that the City of Troy Library might be a good resource for design concepts.

Special Use

Mr. Chamberlain questioned the status of the typing to be provided by the Planning Department.

Mr. Miller said the workload of the Planning Department has been extremely high due to six agenda deadlines per month. The Planning Department will handle the typing as time becomes available.

Mr. Savidant stated for the record that no work has been buried, nor has he been instructed to bury any work.

Indoor Commercial Recreation

Chairman Littman requested the Planning Department to eliminate the Indoor Commercial Recreation. Mr. Miller said he believed the item should remain on the agenda because the petitioner's request is pending.

8. BACK TO THE FUTURE VIDEO

The video *Back to the Future* was viewed.

Discussion and comments followed with respect to new urban planning.

9. ZONING ORDINANCE TEXT AMENDMENT (ZOTA 199) – Article 03.40.00 Site Plan Approval

Mr. Miller reported City Council adopted a resolution that referred the matter back to the Planning Commission for further review. He indicated that City Council gave no specific direction, but noted that a lot of discussion was on snow removal.

Mr. Miller addressed three minor revisions recommended by City Management.

1. City Management recommends that a wetlands determination be submitted only when the Natural Features Map indicates the possibility of wetlands, and further that the authority be given to the Planning Director to waive the wetlands determination requirement.

The Commission was in concurrence with the recommendation.

2. City Management recommends eliminating the requirements of submitting floor plans, building elevations and grading plans with the Preliminary Site Plan application.

It was the consensus of the Commission that preliminary floor plans, preliminary building elevations and proposed grading plans should be a requirement for Preliminary Site Plan application.

3. City Management recommends that the methods used to remove snow and the location of on-site snow storage areas should not be required to be shown on the site plan.

The Commission agreed to eliminate snow removal from site plan approval requirements because snow removal is now incorporated in off-street parking requirements.

Mr. Motzny confirmed that a public hearing would not be necessary for the language revisions agreed to this evening because the revisions were not substantial.

Chairman Littman requested the Planning Department to prepare the revised language for the January meeting.

10. ZONING ORDINANCE TEXT AMENDMENT (ZOTA 182) – Article 12.00.00 and 30.10.08 R-1T One Family Cluster

Mr. Miller reported City Council adopted a resolution that referred the matter back to the Planning Commission for further review of sidewalks, safety walks and the snow removal plan.

Mr. Miller addressed three minor revisions recommended by City Management.

1. City Management recommends changing the verbiage of Section 12.50.05 to require sidewalk and safety path connections wherever feasible, and requested clarification that “planned safety paths” are delineated on the City of Troy Transportation Plan.

Mr. Miller said the City Council questioned the impact of safety paths and had a concern with the public utilizing private walks.

The Commission concurred that the verbiage should be revised to read: “pedestrian interconnectivity shall be provided.”

2. City Management recommends eliminating Section 12.50.07 that requires the preparation of a Snow Removal Plan.

The Commission agreed to eliminate Section 12.50.07, Snow Removal Plan.

3. City Management recommends eliminating Section 12.50.08 that lists guest parking requirements for R-1T developments.

The Commission concurred to eliminate Section 12.50.08.

4. City Management recommends amending Section 12.50.09 to eliminate the possibility of interconnectivity between an internal private street in an R-1T development with an internal public street in an adjacent neighborhood, and further eliminate the requirement of common access drive for abutting developments.

It was the consensus of the Commission that Section 12.50.09 should remain as originally proposed.

11. REVIEW OF DECEMBER 9, 2003 REGULAR MEETING

Items briefly discussed were:

- Proposed Crestwood Site Condominium (Revised Plan), 23 units proposed, North side of Wattles, East of Livernois, Section 15 – R-1C
- Proposed Fleming's Steakhouse & Wine Bar, South side of Big Beaver, West of Coolidge (3001 W. Big Beaver), Section 30 – O-S-C

12. PUBLIC COMMENT

There was no one present who wished to speak.

GOOD OF THE ORDER

Mr. Strat asked to share his experience from his attendance at the "Integrating Water and Natural Resources Protection into the Planning Process" seminar and also his knowledge of architectural contract standards.

Chairman Littman suggested to place Mr. Strat on the January 6, 2003 Special/Study meeting agenda to discuss both items. Mr. Strat agreed.

Mr. Miller brought to the Commissioner's attention that an updated version of the By-laws was provided in their meeting packet. Mr. Miller inadvertently did not place the proposed voting requirement revisions (ZOTA 203) on tonight's agenda. It was agreed to place the item on the December 9, 2003 Regular Business Meeting.

Mr. Waller referenced the petitioner's provision of 1100 linear feet of sidewalk in the right-of-way for the proposed Maggiano's restaurant. He said this concept should be viewed as setting a new standard for any project that comes forth in the City of Troy including any City of Troy project.

Mr. Kramer referenced an e-mail message sent by Mr. Storrs regarding the Civic Center Task Force and said he appreciated the summary.

Chairman Littman requested the Planning Department to place the Civic Center Task Force under the sub-committee reports.

There was a brief discussion on the Planning Commission term limits. The terms are limited to 3 three-year terms.

Mr. Strat requested the colored, graphic portions of the Urban Design booklet that was provided to the Commission.

ADJOURN

The Special/Study Meeting of the Planning Commission was adjourned at 11:00 p.m.

Respectfully submitted,

Lawrence Littman, Chairman

Kathy L. Czarnecki, Recording Secretary

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